

**MINUTES OF THE MEETING
OF THE
LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE**

December 13, 2018

New Business

Case No. 17ZONE1067

Request: Change in zoning from R-4 to C-1 & CM, form district change from N to SMC, variance, waiver, and revised detailed district development plan

Project Name: Scheller's Fitness & Cycling

Location: 8319 & 8323 Preston Highway

Owner: George Cogan Properties, LLC; GJS Real Estate, LLC

Applicant: Scheller's Fitness & Cycling

Representative: Cardinal Planning & Design, Inc. – Kathy Matheny

Jurisdiction: Louisville Metro

Council District: 24 – Madonna Flood

Case Manager: Joel Dock, AICP, Planner II

NOTE: Rob Peterson, Vice Chair, arrived approximately at 1:12 p.m.

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:20:30 Joel Dock presented the case (see staff report and recording for detailed presentation.)

00:23:05 Commissioner Peterson asked if the neighboring residential properties request to be rezoned are already in the marketplace corridor form district.

00:23:24 Joel pointed out lines from staff report for each lot with zones the single residential properties are within the Marketplace corridor from districts?

00:23:49 Commissioner Carlson inquired about the single family residential areas located on staff report.

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The following spoke in favor of the request:

Kathryn Matheny, 9009 Preston Hwy, Louisville, KY 40219

Summary of testimony of those in favor:

00:25:24 Kathryn Matheny spoke on behalf of applicant and gave an overview of the project. Ms. Matheny explained the warehouse on site acts as storage for applicant's business and presented picture elevations to committee.

00:28:12 Commissioner Carlson asked if there will be landscape concept plans available at the Planning Commission Meeting. Ms. Matheny stated they will be able to have the elevations and landscape plan at the next meeting.

00:29:26 Commissioner Daniels inquired as to what buffers the applicant plans to use between the warehouse and the single family residential site. Ms. Matheny stated right now there is a privacy fence, they will add scrubs and white pines along buffer area, and there is no waiver for the 35ft buffer between the properties. Mr. Dock showed a more detailed buffer plans via staff report.

The following spoke in opposition to the request:

No one spoke

00:31:54 Commissioners' deliberation

An audio/visual recording of the Land Development and Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.

The Committee by general consensus scheduled this case to be heard at the January 10, 2019 Planning Commission public hearing.

**MINUTES OF THE MEETING
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December 13, 2018

New Business

Case No. 17ZONE1068

Request: Change in zoning from C-1 to C-2 with detailed district development plan
Project Name: 2300 Hikes Lane
Location: 2220-2300 Hikes Lane
Owner: Crystal Clean Carwash
Applicant: Kheder Kutmah
Representative: Kheder Kutmah
Jurisdiction: Louisville Metro
Council District: 10 – Pat Mulvihill

Case Manager: **Joel Dock, AICP, Planner II**

Notices were sent by first-class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

Agency Testimony:

00:32:58 Joel Dock presented the case (see staff report and recording for detailed presentation.)

00:34:41 Commissioner Carlson inquires what sort of business will be operating on this development. Mr. Dock the name isn't an indication of what business will be there but if there were a carwash, the current zoning will allow for this type of business.

00:35:35 In a response from Commissioner Lewis, Mr. Dock explained via staff report where the R-7 areas are located in relation to the site and the area that will be changed to allow the applicant to do and expansion for auto sales.

The following spoke in favor of the request:

Chris Schipper, 1950 Blackiston Mill Rd, Clarksville, IN, 47129

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Case No. 17ZONE1068

Summary of testimony of those in favor:

00:36:44 Chris Schipper, representative of the applicant, answered Commissioner Carlson's question explained the property owner is Crystal Clean Carwash and there is no intention of putting a carwash on this site.

The following spoke in opposition to the request:
No one spoke.

00:37:24 **Commissioners' deliberation**

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The Committee by general consensus scheduled this case to be heard at the January 10, 2019 Planning Commission public hearing.